

UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Statement of Standalone Results
for the Quarter & Half Year Ended September 30, 2013

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.09.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1.	Income from Operations Net sales / Income from Operations	30,253.50	28,109.16	25,205.16	58,362.66	43,090.53	105,309.15
	Total income from Operations (Net)	30,253.50	28,109.16	25,205.16	58,362.66	43,090.53	105,309.15
2.	Expenses						
	(a) Real estate, Construction and Related Expenses	27,314.92	20,693.45	17,295.50	48,008.37	30,365.31	71,714.28
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	-	44.88	200.70	44.88	200.70	411.87
	(c) Employee Benefits Expense	3,976.20	4,054.44	3,208.11	8,030.64	6,099.23	14,002.32
	(d) Depreciation and Amortisation Expense	92.70	93.01	116.82	185.71	296.39	559.77
	(e) Other expenses	2,006.99	1,769.25	1,767.22	3,776.24	3,024.14	8,878.20
	Total Expenses	33,390.81	26,655.03	22,588.35	60,045.84	39,985.77	95,566.44
3.	Profit from Operations before Other income, Finance costs and Exceptional items (1-2)	(3,137.31)	1,454.13	2,616.81	(1,683.18)	3,104.76	9,742.71
4.	Other income	10,983.53	10,382.66	11,758.98	21,366.19	23,467.39	47,335.22
5.	Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)	7,846.22	11,836.79	14,375.79	19,683.01	26,572.15	57,077.93
6.	Finance Costs	6,785.44	6,596.09	8,635.09	13,381.53	16,180.16	30,438.66
7.	Profit from Ordinary activities after Finance costs but before Exceptional items (5-6)	1,060.78	5,240.70	5,740.70	6,301.48	10,391.99	26,639.27
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	-	-	(2,673.06)	-	(2,673.06)	-
10.	Profit from Ordinary Activities before tax (7+8+9)	1,060.78	5,240.70	3,067.64	6,301.48	7,718.93	26,639.27
11.	Tax Expense						
	(a) Current Tax						
	Current Year	400.00	1,700.00	2,400.00	2,100.00	3,900.00	9,803.34
	Earlier Years	-	-	-	-	-	851.86
	(b) Deferred Tax	(24.89)	(52.67)	(1,071.91)	(77.56)	(1,096.77)	(2,663.50)
12.	Net Profit from Ordinary Activities after tax (10-11)	685.67	3,593.37	1,739.55	4,279.04	4,915.70	18,647.57
13.	Less: Extraordinary items (Net of Tax Expense)	-	-	-	-	-	3,450.00
14.	Net Profit for the Period (12-13)	685.67	3,593.37	1,739.55	4,279.04	4,915.70	15,197.57
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
16.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year						926,768.75
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.02*	0.14*	0.07*	0.16*	0.19*	0.71
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.02*	0.14*	0.07*	0.16*	0.19*	0.58

Select Information for the Quarter & Half Year Ended September 30,2013

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1353394179	1351344179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.65	51.65	51.73	51.65	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1049640501	1026006861	1005197899	1049640501	1005197899	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	83.11	81.11	79.46	83.11	79.46	75.73
	- Percentage of shares (as a % of the total share capital of the company)	40.12	39.22	38.42	40.12	38.42	36.61
	b) Non - encumbered						
	- Number of shares	213266367	238950007	259758969	213266367	259758969	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	16.89	18.89	20.54	16.89	20.54	24.27
	- Percentage of shares (as a % of the total share capital of the company)	8.15	9.13	9.93	8.15	9.93	11.74
B	Investor Complaints	Quarter Ended 30.09.2013					
	- Pending at the beginning of the Quarter	NIL					
	- Received during the Quarter	15					
	- Disposed of during the Quarter	14					
	- Remaining unresolved at the End of the Quarter	1					

Notes :

1	The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 14 th November, 2013 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹783.19 Crores (previous year ending on 31st March, 2013 - ₹924.88 Crores) have been given in the normal course of business to land owning companies, collaborators, projects or for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. The management is confident of recovering the balance in due course.
3	<p>The Company (including its subsidiaries/affiliates/nominees) has a contractual investment obligation, in future, of ₹993.33 Crores in an affiliate company holding stake in Unitech Wireless companies. The Company is not currently in a position to ascertain how and in which group company the aforesaid obligation, if at all, is likely to devolve.</p> <p>Further, the conditions of the 'Settlement and Mutual Release Agreement' executed between Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, are yet to be fulfilled on the reporting date, and in case all these conditions are not fulfilled, the settlement and mutual release agreement will get terminated and all rights & obligations of the parties will be restored to the situation before the said agreement.</p>
4	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Unitech Limited

Date: 14th November, 2013

Ramesh Chandra

Chairman

Unitech Limited

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Standalone Statement of Assets & Liabilities

(₹ in Lacs)

Sr.No.	Particulars	As at September 30, 2013	As at March 31, 2013
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	52,326.02	52,326.02
	(b) Reserves and Surplus	931,049.49	926,768.75
	Sub-total - Shareholders' funds	983,375.51	979,094.77
2	Non-current Liabilities		
	(a) Long-Term Borrowings	163,609.36	146,851.27
	(b) Other Long-Term Liabilities	40,262.22	49,366.43
	(c) Long-Term Provisions	2,138.15	1,871.63
	Sub-total - Non-current Liabilities	206,009.73	198,089.33
3	Current Liabilities		
	(a) Short-Term Borrowings	137,694.85	104,119.24
	(b) Trade Payables	69,221.93	65,888.99
	(c) Other Current Liabilities	486,026.12	408,342.91
	(d) Short-Term Provisions	355.35	369.01
	Sub-total - Current Liabilities	693,298.25	578,720.15
	TOTAL- EQUITY AND LIABILITIES	1,882,683.49	1,755,904.25
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	10,417.27	10,229.88
	(b) Non-current Investments	285,889.20	285,805.50
	(c) Deferred Tax Assets (Net)	3,161.44	3,083.88
	(d) Long-Term Loans and Advancess	12,049.31	11,626.29
	Sub-total - Non-current Assets	311,517.22	310,745.55
2	Current Assets		
	(a) Current Investments	-	2,025.06
	(b) Inventories	113,632.75	113,181.08
	(c) Trade Receivables	122,370.20	123,866.10
	(d) Cash and Bank Balances	13,966.61	16,039.90
	(e) Short-Term Loans and Advancess	761,894.90	728,244.58
	(f) Other Current Assets	559,301.81	461,801.98
	Sub-total - Current Assets	1,571,166.27	1,445,158.70
	TOTAL- ASSETS	1,882,683.49	1,755,904.25

Note : Previous year figure(s) have been regrouped wherever considered necessary.